

barrio logan

COMMUNITY PLAN UPDATE Self-Guided Walking Tour

Welcome to the Barrio Logan Community Plan Area
Self-Guided Walking Tour!

The goal of this interactive self-guided walking tour is to discuss and ask for your input on the topics of Land Use, Community Character, Parks, and Historic Resources in Barrio Logan.

During this tour, we ask you to visit different sites around Barrio Logan. At **Land Use, Community Character, and Park Sites (A-G)**, the tour will give you a quick introduction to the area, and then ask a few questions.

At **Historic Resources Sites (1-18)**, you can read history of each site on the handout with the photographs. Then, write in your comments using the sheet on the Historic Resources Response Sheet.

Based on your interests, you can visit one or all of the sites. Please write any additional comments at the end of each section and/or write your comment directly on the map.



The sites in this walking tour can be visited in any order. Please pick and choose from those that interest you most! **See the table of contents to the right for a list of all of the tours and what pages they are found on in the Self-Guided Walking Tour.**

Thank you for you participating! Your feedback is very important. **Responses must be received by January 14, 2009.**

- Mail to: Lara Gates, Barrio Logan CPU Project Manager. 202 C St., MS-4A San Diego, CA 92101
- Or, bring your packet to the next Stakesholder Committee Meeting on May 14, 2009

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Map..... ATTACHED



LAND USE, COMMUNITY CHARACTER, AND PARKS

Sites A-G focus on the topics of Land Use, Community Character, and Parks. Take a look at the map before you begin - many sites are clustered together and can be easily visited at the same time!

Site A - Gateway Affordable Housing Development

Date and Time of Visit:

This area is one of the **main exit and entry points between the Barrio and Downtown**, and has seen a lot of new development. Here, we will take a look at the area around the Gateway Affordable Housing Development, a recent project that has added 42-units for low and very-low income families. We will also look for any public space in or around this development, an important resource that can provide places for community members to celebrate, play, exercise or chat. Discussing what **we like and don't like** about this recent development and the surrounding area is important so that **we can learn from what works, what doesn't, and why**.

General Area

A1: What do you think is important and unique about this part of the Barrio?

A2: Describe the activities going on around you (people walking, cars, bicycles, children playing)

A3: Could you imagine living in this neighborhood with your family? Why or why not?

Gateway Affordable Housing Development

A4: How many stories is it?

A5: What do you like/not like about this location (close to the bus stop, park, market, school, looks clean/dirty, has wide/narrow sidewalks in front)?

A6: What do you like/not like about the building (front yard and porch, steps, balcony, windows, parking)?

A7: Could you imagine living in this building with your family? Why or why not?

Public Space

Please look for the public space on or around the housing development.

A8: What does the space look like (size, color, paved/plants)? What is around the space (roads, backyards)?

A9: What are the uses that could take place here (reading, soccer, community gathering)?

Site A - Gateway Affordable Housing Development (continued)

A10: What age range do you think would enjoy this space (children, elderly, adults, all ages)?

A11: Would you or your family use this public space? Why or why not (too far to walk bike, unsafe roads, prefer other park, did not know about it)?

Do you have any other comments you would like to share?

Site B - Around Barrio Logan Trolley Station

Date and Time of Visit:

In this area is the Barrio Logan Trolley Station, community services and cultural amenities, and the recently completed Mercado project. Additionally, there are plans for new shops, and a Cesar Chavez campus for the San Diego Community College. **Because of this new development, and the easy access to the trolley,** it is likely that even more people will come to this part of the Barrio to **live, study and work, increasing the activity and diversity** of the area. Around Site B, we will look at the area in general, Mercado Commercial Center and the Cesar E. Chavez Parkway. By sharing our ideas regarding what we envision this area could become, we can help to create a better Barrio.

General Area

B1: What do you think is important and unique about this part of the Barrio?

B2: Describe the activities going on around you (people walking, cars, bicycles, children playing).

Mercado Commercial Center Site

B3: What type of activities and amenities are most needed here to meet the needs of Barrio residents today and in the future (groceries, housing, community center, public plaza or park)?

B4: What would be an appropriate height for a building at this site in the Barrio? You can write the number of stories or compare it to another project in the Barrio (e.g.; "smaller than the Gateway project").

Cesar E. Chavez Parkway

B5: Count the number of trees _____, lights _____, and benches _____ from where you are standing. Please write your answers in the blank spaces.

B6: Do you feel safe and comfortable on Cesar E. Chavez? Why or why not?

B7: How could this street be improved to make it more safe and comfortable (wider sidewalks, trees, benches, lighting)?

Do you have any other comments you would like to share?

Site C - Chicano Park

Date and Time of Visit:

Long considered the “heart” of the Barrio, Chicano Park holds a special cultural and historic meaning for residents. However, it also faces **safety, cleanliness, and crime problems**. Here, we will look at the area in general, and Chicano Park. Community input is a very important part of finding the **right mixture of activities, events or improvements** that can make Chicano Park a year-round gathering place for the community.

General Area

C1: What do you think is important and unique about this part of the Barrio?

C2: Describe the activities going on around you (people walking, cars, bicycles, children playing).

Chicano Park

C3: Count the number of people ____, lights ____, and benches ____ from where you are standing. Please write your answers in the blank spaces.

C4: How could Chicano Park be improved for Barrio residents (lighting, paving, more crosswalks)?

C5: What other kind of events, celebrations and gatherings could take place in Chicano Park?

C6: Would Barrio residents use the park more if there was an off-leash dog area?

Do you have any other comments you would like to share?

Site D - Logan Avenue

Date and Time of Visit:

Logan Avenue is street with many **historic buildings, shops, food, and other community amenities**. Here, we will ask you to look at the area in general, the buildings, and the street and sidewalk. We need your input on how to this street **more useful and successful** for Barrio residents.

General Area

D1: What do you think is important and unique about this part of the Barrio?

D2: Describe the activities going on around you (people walking, cars, bicycles, children playing).

Site D - Logan Avenue (continued)

Buildings

D3: How many stories is the tallest building on the street?

D4: Do you think its height is too tall for the street? Why or why not?

D5: Write down the names of three businesses you did not know were on Logan Avenue.

D6: Do you come to Logan Avenue? Why or why not?

D7: What shops or services would attract you to this street or make you come more often?

Logan Avenue

D8: Count the number of trees _____, lights _____, and benches _____ from where you are standing. Please write your answers in the blank spaces.

D9: Do you feel safe and comfortable on Logan Avenue? Why or why not?

D10: Is it fun to walk on Logan Avenue? Why or why not?

Do you have any other comments you would like to share?

Site E - National Avenue

Date and Time of Visit:

In this area we take a look at National Avenue, a street with **markets, a bank and other community resources**. Here, we will ask you to look at the area in general, the buildings, and the streets and sidewalks. Through your feedback we can **make successful Barrio streets even better**.

General Area

E1: What do you think is important and unique about this part of the Barrio?

E2: Describe the activities going on around you (people walking, cars, bicycles, children playing).

Buildings

E3: How many stories is the tallest building on the street?

Site E - National Avenue (continued)

E4: Do you think it is too tall for the street? Why or why not?

E5: Next, write down the names of three businesses you did not know were on National Avenue.

E6: Do you come to National Avenue? Why or why not?

E7: What shops or services would attract you to this street or make you come more often?

National Avenue

E8: Count the number of trees _____, lights _____, and benches _____ from where you are standing. Please write your answers in the blank spaces.

E9: Do you feel safe and comfortable on National Avenue? Why or why not?

Do you have any other comments you would like to share?

Site F - Alleys

Date and Time of Visit:

While alleys in Barrio Logan are used to provide services or alternate circulation routes, residents sometimes also **socialize and play there**. There are many examples of how alleys can become more **attractive, safe and useful** parts of a community.

Alleys

F1: What do you think is important and unique about alleys in the Barrio?

F2: Describe any activities going on in the alley (people walking, cars, bicycles, children playing).

F3: How could this and other alleys be made more safe and attractive to Barrio residents (lighting, attractive paving, vegetation)?

F4: If alleys in Barrio were safer and cleaner, what kind of activities could take place?

Do you have any other comments you would like to share?

Site G - Boston Avenue

Date and Time of Visit:

This area focuses on Boston Avenue and its pedestrian bridge, and the planted buffer between Boston and Interstate 5. Pedestrian bridges are extremely important, but must be safe, inviting and easy to use. Planted buffers, when attractive, can become an important part of a community's parks and open space. Please give us your feedback on how we can **improve these resources**.

General Area

G1: What do you think is important and unique about this part of the Barrio?

G2: Describe the activities going on around you (people walking, cars, bicycles, children playing).

Pedestrian Bridge

G3: Do you feel safe and comfortable using this pedestrian bridge? Why or why not?

G4: How do you think this pedestrian bridge could be improved?

Plant Buffer

Please look at the plant buffer between Boston Avenue and Interstate 5.

G5: How do you think this area could be made more attractive and useful to the Barrio Logan community (park, playground equipment, bike/walking path)?

Boston Avenue

G6: Count the number of trees _____, lights _____, and benches _____ from where you are standing. Please write your answers in the blank spaces.

G7: Do you feel safe and comfortable on Boston Avenue? Why or why not?

Do you have any other comments you would like to share?

HISTORIC RESOURCES

Sites 1-18 focus on the topic of Historic Resources. **The sites shown here are only a few examples of the many historic and cultural resources in Barrio Logan.** Take a look at the map before you begin - many sites are clustered together and can be easily visited at the same time!

While Barrio has many historic and cultural resources, it is important to figure out what kind of cultural and historic resources Barrio residents wish to honor most. Please **1)** visit the sites shown on the map, **2)** take a moment to read the stories about these buildings on the handout with the photographs, **3)** write in your comments on the Historic Resources Response Sheet below. Additionally, **if there are other historic or cultural resources you think should be honored that are not listed here, please write this in the space provided below** mark its location on the map with its row number.

Site #	Historic Name	Address	Comments
1	Original Site of Corona Outfitting Company	1800 Logan Ave.	
2	Las Cuatro Milpas	1857 Logan Ave.	
3	Chicano Park and Murals	2000 Logan Ave.	
4	John B. Osborn Homes and Carriage House	2073-75, 2085 Logan Ave.	
5	Dobler Residence/El Carrito Restaurant	2154 Logan Ave.	
6	Gressler Apartments	2171-77 Logan Ave.	
7	S. and Hannah Johnston House	2174 Logan Ave.	
8	Porkyland Tortilla Factory/Bank of Italy	2184-2196 Logan Ave.	
9	Charles Swallow Commercial Building/ Greenbaums	2185-2195 Logan Ave.	
10	Flat Iron Apartments	940-950 S. 26th St.	
11	1000 Block Evans Street	1000 Block Evans St.	
12	Edward Hayes Residence	2059-2061 National Ave.	
13	2051 National Avenue	2051 National Ave.	
14	Neighborhood House	1809 National Ave.	
15	George Kostakos Commercial Building	1701-1715 National Ave.	
16	E.J. Dailey Roofing	1894 Main St.	
17	2146 Newton Avenue	2146 Newton Ave.	
18	2618 Newton Avenue	2618 Newton Ave.	

What other buildings and places in Barrio Logan should be honored?

Please fill in the information below. Afterwards, show us where it is located by writing in the row number on the map.

Site #	Name and address (if known)	Why is this building/place important?
19		
20		
21		
22		

1 ORIGINAL SITE OF CORONA OUTFITTING CO. (1800 LOGAN AVE.): BUILT IN THE 1930S OR EARLY 1940S, THE CORONA OUTFITTING CO. OCCUPIED THIS BUILDING BETWEEN 1943 AND 1948. IT MAY HAVE HOUSED AMADOR'S MARKET PREVIOUSLY. CORONA FURNITURE COMPANY MOVED TO 1816 LOGAN (NO LONGER STANDING) IN THE LATE 1940S AND IS NOW LOCATED AT 3161 NATIONAL AVENUE



2 LAS CUATRO MILPAS (1857 LOGAN AVE.): THIS TORTILLERÍA AND MEXICAN RESTAURANT WAS ESTABLISHED IN 1933 AT THIS LOCATION BY NATIVIDAD AND PETRA ESTUDILLO. IT IS STILL OPERATED BY THE FAMILY TODAY.



3 CHICANO PARK AND MURALS: THE PARK WAS ESTABLISHED IN 1970-71 AFTER THE COMMUNITY ORGANIZED A PROTEST TO STOP A CALIFORNIA HIGHWAY PATROL STATION FROM BEING BUILT ON THE SITE. THE PARK WAS LISTED IN THE LOCAL REGISTER OF HISTORIC PLACES (#143) IN 1980, THE STATE REGISTER IN 2007, AND WAS DETERMINED TO BE ELIGIBLE FOR THE NATIONAL REGISTER IN 2007 FOR ITS IMPORTANCE TO THE CHICANO CIVIL RIGHTS MOVEMENT AND ITS CHICANO MURALS.



4 THE JOHN B. OSBORN HOMES AND CARRIAGE HOUSE (2073-75 AND 2085 LOGAN AVE.): THESE TWO RESIDENCES (ONE NOT PICTURED) AND CARRIAGE HOUSE (NEOCLASSICAL, FOLK VICTORIAN, AND COLONIAL REVIVAL ARCHITECTURAL STYLES) WERE APPARENTLY BUILT BY THE PROMINENT SAN DIEGO ARCHITECTURAL FIRM OF HEBBARD AND GILL (WILL S. HEBBARD AND IRVING GILL) IN THE MID-1890S.



5 DOBLER RESIDENCE/EL CARRITO RESTAURANT (2154 LOGAN AVE.): THIS LOT CONTAINS A VICTORIAN STYLE RESIDENCE BUILT CIRCA 1895, WHICH IS PARTLY HIDDEN BY A STREETCAR THAT IS SITUATED ON THE FRONT OF THE LOT. THE STREETCAR WAS PURCHASED BY A FORMER OWNER AFTER WORLD WAR II WHEN THE LOCAL LINE WAS SHUT DOWN IN 1947 AND WAS CONVERTED FOR USE AS A RESTAURANT.



6 GRESSLER APARTMENTS (2171-77 LOGAN AVE.): THIS ITALIANATE STYLE STRUCTURE BUILT CIRCA 1913 WAS USED AS A MOVIE THEATRE THROUGHOUT THE 1920S AND 1930S. PART OF THE BUILDING WAS OCCUPIED BY A CIGAR STORE IN AT LEAST 1925. THE BUILDING WAS ALSO KNOWN AS CABRILLO APARTMENTS.



7 THE S. AND HANNAH JOHNSTON HOUSE (2174 LOGAN AVE.): BUILT CIRCA 1900, THIS FOLK VICTORIAN HOME WAS OCCUPIED BY C. CLARENCE PARK IN AT LEAST 1907. PARK AND A BUSINESS PARTNER SHERMAN GRABLE FOUNDED THE PARK-GRABLE INVESTMENT CO., WHICH WAS ACTIVE IN THE DEVELOPMENT OF REAL ESTATE IN BARRIO LOGAN.



8 PORKYLAND TORTILLA FACTORY/BANK OF ITALY (2184-2196 LOGAN AVE.): BUILT IN 1923 FOR THE SAN DIEGO TRUST AND COMMERCE BANK IN THE MISSION REVIVAL STYLE, THE BANK WAS JOINED BY A DRY GOODS STORE (1925-1933), ELECTRICAL REPAIR SHOP (1925-1933) AND A SAFEWAY GROCERY STORE TWO YEARS LATER (1925-1954). IN 1927, THE BANK OF ITALY ABSORBED SAN DIEGO TRUST AND COMMERCE BANK, WHICH WAS SUBSEQUENTLY REORGANIZED AS THE BANK OF AMERICA IN 1931, SERVING THE AREA UNTIL 1958. THE PROPERTY BECAME A TORTILLA FACTORY IN 1977.



9 CHARLES SWALLOW COMMERCIAL BUILDING/GREENBAUMS (2185-2195 LOGAN AVE.): COMPLETED IN 1926, THIS BUILDING IS ONE OF THE BEST EXAMPLES IN BARRIO LOGAN OF THE STREAMLINE MODERNE ARCHITECTURAL STYLE, WHICH IS CHARACTERIZED BY CURVED BUILDING CORNERS, ROUND PORTHOLE WINDOWS, AND A STUCCO FINISH.



10 FLAT IRON APARTMENTS (940-950 S. 26TH ST.): BUILT CIRCA 1911 IN THE ITALIANATE ARCHITECTURAL STYLE, THE SHAPE OF THE LOT DETERMINED THE UNIQUE AND DISTINCTIVE TRIANGLE FOOTPRINT OF THIS MIXED RESIDENTIAL AND COMMERCIAL BUILDING. ITALIANATE IS CHARACTERIZED BY ITS TALL NARROW WINDOWS, DECORATIVE BRACKETED CORNICES, AND A FLAT OR LOW-PITCHED ROOF.



11 **1000 BLOCK EVANS ST.:** BUILT AROUND 1918, THE SMALL CRAFTSMAN BUNGALOWS ON THE ODD-NUMBERED SIDE OF THE STREET ALL HAVE THE SAME FOOTPRINT BUT VARY QUITE A BIT FROM EACH OTHER. THEY DEMONSTRATE VARIOUS SIDING TYPES (SOME NEWER THAN OTHERS) SUCH AS BOARD AND BATTEN, CLAPBOARD, AND STUCCO, DIFFERENT WINDOWS AND WINDOW FRAMES, AND NUMEROUS PAINT APPLICATIONS. THIS ROW OF HOUSES ILLUSTRATES WELL THE DIFFERENT TYPES OF ADAPTATIONS AND MODIFICATIONS THAT RESIDENTS IN BARRIO LOGAN HAVE MADE TO THEIR HOMES IN THE LAST CENTURY.



12 **EDWARD HAYES RESIDENCE (2059-2061 NATIONAL AVE.):** BUILT CIRCA 1910, THIS RESIDENCE'S USE OF FIELDSTONE MAKES IT ONE OF BARRIO LOGAN'S FINEST EXAMPLES OF THE CRAFTSMAN ARCHITECTURAL STYLE, WHICH WAS POPULAR IN THE FIRST COUPLE DECADES OF THE 20TH CENTURY, AND IS CHARACTERIZED BY A LOW-PITCHED ROOF WITH OVERSIZED EAVES AND DECORATIVE EXPOSED RAFTERS AND A PORCH SUPPORTED BY PILLARS.

13 **2051 NATIONAL AVE.:** A GOOD EXAMPLE OF NATIONAL FOLK – HIPPED ROOF COTTAGE ARCHITECTURAL STYLE, WHICH IS A PREVALENT HOUSE FORM IN BARRIO LOGAN. THE STYLE IS CHARACTERIZED BY ITS HIPPED ROOF WITH A PORCH TUCKED UNDER THE MAIN ROOF OF THE HOUSE OR A PORCH CENTERED ON THE FAÇADE WITH A SHED ROOF.

14 **SITE OF NEIGHBORHOOD HOUSE (1809 NATIONAL AVE.):** THE NEIGHBORHOOD HOUSE OCCUPIED THIS LOT FROM 1916 TO 1970, AFTER MOVING FROM A DOWNTOWN LOCATION. THE NEIGHBORHOOD HOUSE WAS A SOCIAL SERVICES AGENCY THAT PROVIDED MEDICAL, EDUCATIONAL, AND SOCIAL ASSISTANCE FOR IMMIGRANTS, PARTICULARLY MEXICAN AMERICANS WHO LIVED IN THE AREA.

15 **GEORGE KOSTAKOS COMMERCIAL BUILDING (1701-1715 NATIONAL AVE.):** BUILT IN 1925, THIS EARLY 20TH CENTURY COMMERCIAL BUILDING WAS LISTED IN THE LOCAL REGISTER OF HISTORIC PLACES IN 2007 (#799) BASED ON ITS ARCHITECTURAL SIGNIFICANCE.



16 **E.J. DAILEY ROOFING (1894 MAIN ST.):** BUILT IN 1930 BY SAN DIEGO ARCHITECTS THE QUAYLE BROTHERS, IT OPERATED AS E.J. DAILEY ROOFING CONTRACTORS UNTIL 1936, WHEN IT WAS USED FOR A U.S. WORKS PROGRESS ADMINISTRATION PROJECT MANUFACTURING TOYS AND FURNITURE. IT WAS REOPENED IT AS A ROOFING FIRM IN 1938. CHUEY'S RESTAURANT ONCE OCCUPIED THIS PROPERTY BEFORE MOVING TO THE LARGE LOT ACROSS THE INTERSECTION OF MAIN AND CESAR CHAVEZ BLVD IN THE 1990S.



17 **2146 NEWTON AVE.:** BUILT CIRCA 1885, THIS HOME, LIKE THE FLAT IRON APARTMENTS (10), IS AN EXCELLENT EXAMPLE OF THE ITALIANATE STYLE OF ARCHITECTURE, WHICH WAS POPULAR IN THE MIDDLE AND LATE 19TH CENTURY.



18 **2618 NEWTON AVE.:** A GOOD EXAMPLE OF THE COLONIAL REVIVAL ARCHITECTURAL STYLE, WITH ITS PROMINENT FRONT GABLE AND SIMPLE COLUMNS. THE STYLE WAS POPULAR IN BARRIO LOGAN IN THE FIRST HALF OF THE 20TH CENTURY AND IS ABUNDANT IN THE NEIGHBOR-

